



## FOXHOLE BARN

Foxhole Lane, Hawkhurst, Cranbrook, Kent



## A WONDERFUL CONVERTED BARN WITH FAR-REACHING VIEWS

This fabulous unlisted barn provides extremely well-proportioned and characterful family accommodation as well as delightful gardens, set within the popular Cranbrook School Catchment Area.



Local Authority: Tunbridge Wells Borough Council

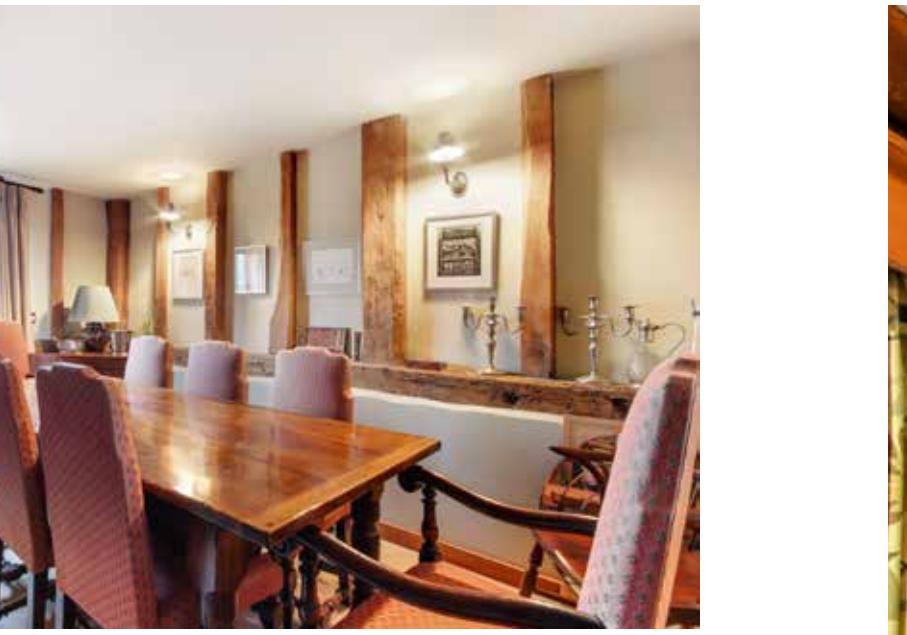
Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Private drainage.

Etchingham 6.8 miles (London Bridge from 64 minutes). Staplehurst 10 miles (London Bridge from 53 minutes). Headcorn 12 miles (London Bridge from 5 minutes).

Postcode: TN18 5NJ [www.what3words.com/slept.communal.jiffy](http://www.what3words.com/slept.communal.jiffy)



## IN AN IDYLLIC RURAL POSITION, YET CLOSE TO AMENITIES

The property is located in an idyllic rural position adjoining open countryside. Hawkhurst is approximately 2.6 miles away and offers excellent facilities for everyday needs. A comprehensive range of shopping, commercial and recreational facilities can be found at Tunbridge Wells with its famous Pantiles and interesting specialist shops. Mainline rail services are available from Etchingham, Staplehurst and Headcorn providing a regular service to London from just under an hour.

There is a wide range of preparatory, public and grammar schools in the area and the property lies within the popular Cranbrook School Catchment Area. Other notable schools include St Ronan's in Hawkhurst, Dulwich Preparatory in Cranbrook, Benenden School, Kent College at Pembury, Tonbridge and Sevenoaks public schools. There are also grammar schools in Tunbridge Wells and Tonbridge.





## FABULOUS ACCOMMODATION WITH FAR-REACHING VIEWS

Foxhole Barn is a wonderful barn conversion with far-reaching views over the surrounding countryside. The unlisted property, believed to date back to the 18th century, was sympathetically converted in the mid 1980's and subsequently extended around seven years ago. It now offers extremely well-proportioned accommodation creating a perfect blend of modern-day convenience with a wealth of character features including exposed brick, timbers and fireplaces. The internal space flows beautifully and provides five reception rooms which include a double aspect sitting room, a dining room and a study. There is also a characterful drawing room with a charming inglenook fireplace and wood burner. The impressive country kitchen has a range of fitted units, Aga cooker and a fabulous part-vaulted ceiling. The kitchen is open plan to a lovely garden room with a roof lantern and double doors opening out to the gardens, perfect for entertaining. There is also a useful utility room and cloakroom off the kitchen with a door to the rear. On the first floor, the galleried landing has a vaulted ceiling and overlooks the reception hall below. The spacious principal bedroom has a dressing area, beautifully appointed en suite bathroom and Juliet balcony with fantastic views over the gardens and countryside beyond. There are three further double bedrooms as well as a family shower room.

The delightful gardens and grounds surrounding the house are beautifully maintained and include, to the front, a fully hedged rose garden, a covered seating area under a pergola, a garden shed and a greenhouse. To the rear, the garden is laid to lawn with mature trees, shrubs and planted borders. There is also a summer house with views over the garden, as well as a further lawned area with apple and crab apple trees. In all the property extends to about 0.7 acres.





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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